

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 19, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 19, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF AUGUST 12, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 12, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-164 **Transaction/Contract Type:** New Lease
Origin/Client: DAS/ DDS
Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed Lease at 9:40 a.m. and concluded at 9:57 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE - NEW BUSINESS

PRB # 13-182 **Transaction/Contract Type:** RE / Voucher

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Origin/Client: DOT / DOT
Project Number: 151-297-035
Grantor: Aldi, Inc.
Property: 62 Chase Avenue, Waterbury
Project Purpose: Reconstruction and Widening of Chase Avenue Project
Item Purpose: Acquisition of a 4,770± SF of land, 4,465± SF access easement, 1,055± SF defined slope easement and a 1,015± SF drainage right of way easement.

The project generally involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities will include but not be limited to full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing. The current phase of the project involves 18 acquisitions. The purpose of the project is to address existing safety and capacity deficiencies on Homer Street/Chase Avenue.

The subject property is a supermarket on 2.54 acres on the northeast side of Chase Avenue at the intersection of Hill Street, Waterbury. It is in the Commercial Arterial CA zone. The building of 16,240 SF will not be affected by the proposed taking. DOT will acquire the land and easements and pay compensation as follows:

Item		Damages (rounded)
Land in fee simple	4,770 SF @ \$10.00/SF	\$47,500
Easement to slope	1,055 @ \$10.00/SF x 50%	\$ 5,000
DROW	1,015 @ \$10.00/SF x 50%	\$ 5,000
Access Easement	4,465 SF @ \$10.00/SF x 50%	\$22,500
Total		\$80,000

The compensation is based on a May 2013 appraisal report by Kloss Appraisal Services, LLC. Aldi Inc. accepted the agreement as of 7/23/13.

Staff recommended that the Board approve \$80,000 in damages for Aldi Inc. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by Kloss Appraisal Services, LLC.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-176 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RT-821 **Origin/Client:** DCS/DOE
Contract: BI-RT-821-ARC **Commission Letter #7**
Consultant: Moser Pilon Nelson Architects, LLC
Property: Various Technical High School Locations, Statewide
Project Purpose: Facility Master Plan Project
Item Purpose: Commission Letter to compensate the consultant for developing preliminary cost estimates for possible site improvements, roof replacements, athletic field upgrades and OCR Code violations at various locations.

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This project entails the development of the required consulting services for the development of a master plan for each of the nineteen regional vocational technical high schools. The original contract for Moser Pilon Nelson Architects, LLC (“MPN”) was approved by the Board in 2000 (PRB # 00-115) and included a scope for executing the master Plan for major renovations which have been completed at Henry Abbot (Danbury), A. I. Prince (Hartford), E. C. Goodwin (New Britain), W. F. Kaynor (Waterbury), Norwich, and the Aviation Maintenance School at Brainard Airport. As of 2009 designs and/or construction were underway or have been completed for projects at H. C. Wilcox (Meriden), Emmett O’Brien (Ansonia), Eli Whitney (Hamden), H. H. Ellis (Danielson), and Cheney Tech (Manchester).

Commission Letter #7 – shall compensate MPN for additional planning and estimating services related to the following additional scope items:

- Site Work – Paving Projects – estimate the cost for the removal of pavement as well as various site improvements at five schools
- Roof Replacement Projects – estimate the cost for the full removal and replacement of selected roofs as well as RTU mechanical system improvements at two schools.
- Athletic Field Upgrades Projects – estimate the cost for the replacement of the grass field with synthetic turf as well as the completion of various upgrades and amenities at Norwich Technical High School
- OCR Violation Project – estimate the cost for the completion of various renovations to comply with the 23-page violation report issued by the Office of Civil Right in April 2011 at E.C. Goodwin Technical High School.

Staff recommended that SPRB approve this commission letter as all the required documents have been submitted by DCS. This fee is generally consistent with similar scopes of services previously submitted by DCS as well as the proposals provided by the consultant.

OTHER BUSINESS

PRB#	13-142	Transaction/Contract Type: AE / Commission Letter
Project Number:	BI-RC-339	Origin/Client: DCS/CCSU
Contract:	BI-RC-339-ENG	Commission Letter #3
Consultant:	Lawrence Mechanical, P.C.	
Property:	Central Connecticut State University, New Britain	
Project Purpose:	Campus Wide HVAC Improvements Project	
Item Purpose:	Commission Letter #3 to compensate the consultant for expanded construction administration services required for the Phase II & III Improvements.	

This item was suspended on July 5, 2013 pending receipt of additional information related to the project. The Board discussed correspondence received by Mr. Dillon from DCS regarding the proposed Commission Letter.

The Board took the following votes in Open Session:

PRB FILE #13-164- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-164. The motion passed unanimously.

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PRB FILE #13-176- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-176. The motion passed unanimously.

PRB FILE #13-182- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-182. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary